



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2201030
Applicant Name: Blaze Bresko
Address of Proposal: 840 SW Holden Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for and construction of a 4-unit townhouse in an environmentally critical area. Project includes parking for 4 vehicles within the structure. Existing single family home on the property will remain. Related applications are:

ECA Exemption No. 2204188

The following approval is required:

SEPA - Environmental Determination (Seattle Municipal Code 25.05)

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

 ☐ DNS with conditions

 ☐ DNS involving non-exempt grading or demolition, or
 involving another agency with jurisdiction.

BACKGROUND DATA

Site Description

The subject property is a through lot located along SW Holden street between 8th Avenue southwest and Highland Park Way SW. The site measures approximately 10,891 square feet and is zoned Multi-family Residential Lowrise 2 (L2) and Single Family (SF 5,000). The SF 5,000 portion of the property has approximately 40' of street frontage along 8th Avenue Southwest and contains a single family home which will remain undisturbed. The L2 portion of the property contains 4923 square feet of area with 80 of street frontage along Highland Park Way SW and approximately 64 feet of street frontage along SW Holden Street. At this location, Highland Park Way SW is paved with curbs, gutters, sidewalks and a planting strip on both sides of the street. The northwest corner of the property is a designated critical area of steep slope. The applicant has obtained a limited ECA Exemption which waived the ECA Steep Slope development standards based on the fact that the steep slope appears to be independent and not connected to a large slope system.

Area Development

The surrounding neighborhood is comprised of both a mixture of development and zoning. The subject property is zoned L2 and SF 5,000. North and South along 8th Ave SW the zoning and development is predominately single family. South across SW Holden Street the zoning and development changes to L1 and north.

Proposal Description

The applicant proposes to establish use for and construct a four unit townhouse building adjacent to environmentally critical steep slope. The structure will have a basement garage accessible from Highland Park Way SW.

Public Comment

The comment period began on August 29, 2002 and ended on September 11, 2002. During this time, one letter was received. The letter raised concerns about the current street conditions adjacent to the project site and the quantity of parking that would be provided for new residential units. The zoning code requires one space per dwelling unit which is provided in this proposal.

ANALYSIS - SEPA

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states in part: *"Where City regulations have been adopted to address an*

environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation," (subject to some limitations). Under such limitations/circumstances (SMC 225.05.665 D1-7), mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-Term Construction Related Impacts

The following temporary or construction related impacts are expected: decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by drying mud tracked onto streets during construction activities; increased traffic and demand for parking from construction equipment and personnel; and increased noise.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The ECA ordinance regulates development and construction techniques in designated ECA areas with identified geologic hazards. The Street Use Ordinance requires debris to be removed from the street right of way, and regulates obstruction of pedestrian right-of-way. Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures and life safety issues. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. Compliance with these applicable codes and ordinance will reduce or eliminate most short-term impacts to the environment and no further conditioning pursuant to SEPA policies is warranted.

Long-Term Impacts

Long-term or use-related impacts are also anticipated as a result of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces; increased bulk and scale on the site; increased traffic in the area and increased demand for parking; increased demand for public services and utilities; loss of plant and animal habitat; and increased light and glare. Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the ECA Ordinance, the Stormwater, Grading and Drainage Control Code which requires provisions for controlled tightline release to an approved outlet and may require additional design elements to prevent isolated flooding. The City Energy Code will require insulation for outside walls and energy efficient windows. The Land Use Code controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of the long-term impacts and no further conditioning is warranted by SEPA policies.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a

completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

☒ [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.

☐ [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

Signature: (signature on file) Date: September 29, 2003
Glenda Warmoth, Land Use Planner
Department of Design, Construction and Land Use
Land Use Services